



**MORGAN HILL REDEVELOPMENT AGENCY  
CITY COUNCIL**

**COUNCIL CHAMBERS**

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

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**REDEVELOPMENT AGENCY**

Dennis Kennedy, Chair  
Hedy L. Chang, Vice-Chair  
Larry Carr, Agency Member  
Greg Sellers, Agency Member  
Steve Tate, Agency Member

**CITY COUNCIL**

Dennis Kennedy, Mayor  
Larry Carr, Mayor Pro Tempore  
Hedy L. Chang, Council Member  
Greg Sellers, Council Member  
Steve Tate, Council Member

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**WEDNESDAY, MARCH 27, 2002**

**JOINT AGENDA**

**SPECIAL AND REGULAR REDEVELOPMENT AGENCY MEETING  
&  
SPECIAL CITY COUNCIL MEETING**

**6:30 P.M.**

**CALL TO ORDER**

(Chairperson/Mayor Kennedy)

**ROLL CALL ATTENDANCE**

(Agency Secretary/City Clerk Torrez)

**DECLARATION OF POSTING OF AGENDA**

**Per Government Code 54954.2**

(Agency Secretary/City Clerk Torrez)

***A Special Meeting is called at 6:30 P.M. for the purpose of  
conducting Closed Sessions.***

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**Dennis Kennedy, Chairman/Mayor**

**CLOSED SESSIONS:**

***City Council and Redevelopment Agency Action***

**1.**

**CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION**

Significant Exposure to Initiation of Litigation

Authority: Government Code Sections 54956.9(b) & (c)

Number of Potential Cases: 4

**2.**

**CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Authority: Government Code section 54956.9(a)

Name of Case: Hacienda Valley Mobile Estates v. City of Morgan Hill et al.

Case No: C 01-20976 PVT, United States District Court, Northern District of California

Attendees: City Council, City Manager, City Attorney

**OPPORTUNITY FOR PUBLIC COMMENT**

**ADJOURN TO CLOSED SESSION**

**RECONVENE**

**CLOSED SESSION ANNOUNCEMENT**

**7:00 P.M.**

**SILENT INVOCATION**

**PLEDGE OF ALLEGIANCE**

**RECOGNITION**

BMX Volunteers

Mark Silva

Ed Honesto

**PUBLIC COMMENT**

**NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.**

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME  
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND  
PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

**PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE AGENCY SECRETARY/CITY CLERK.  
THE AGENCY SECRETARY/CITY CLERK WILL FORWARD CORRESPONDENCE TO THE  
REDEVELOPMENT AGENCY/CITY COUNCIL.**

**CONSENT CALENDAR:** The Consent Calendar, Agenda Items #1 and #2 and Agenda Items #3 and #6 may be acted upon with one motion, a second and the vote, by each respective agency. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

## ***Redevelopment Agency Action***

|    |                                                                                                                                                                                                                                                                        |       |             |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------|
|    | <b>Time Estimate</b>                                                                                                                                                                                                                                                   |       |             |
|    | <b>Consent Calendar: 1-10 Minutes</b>                                                                                                                                                                                                                                  |       | <b>Page</b> |
| 1) | <b><u>FEBRUARY 2002 FINANCE &amp; INVESTMENT REPORT</u></b>                                                                                                                                                                                                            | ..... | <b>1</b>    |
|    | <b><u>Recommended Action(s):</u> Accept and File Report.</b>                                                                                                                                                                                                           |       |             |
| 2) | <b><u>COMMUNITY PLAYHOUSE SEATING</u></b>                                                                                                                                                                                                                              | ..... | <b>13</b>   |
|    | <b><u>Recommended Action(s):</u></b>                                                                                                                                                                                                                                   |       |             |
|    | 1. <b><u>Determine</u></b> , in Accordance with Section 3.04.150A of the Morgan Hill Municipal Code, that the Competitive Bid Process for the Restoration and Storage of Approximately 200 Theater Chairs Would Cause Unnecessary Expense or Delay of the Project; and |       |             |
|    | 2. <b><u>Approve</u></b> a Purchase Order in the Amount of \$46,800 with Irwin Seating Company for the Restoration and Storage of Approximately 200 Theater Chairs for the Community Playhouse Project.                                                                |       |             |

## ***City Council Action***

|    |                                                                                                                                                                 |       |             |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------|
|    | <b>Time Estimate</b>                                                                                                                                            |       |             |
|    | <b>Consent Calendar: 1-10 Minutes</b>                                                                                                                           |       | <b>Page</b> |
| 3) | <b><u>HOME REHABILITATION LOAN FOR MIRELES</u></b>                                                                                                              | ..... | <b>17</b>   |
|    | <b><u>Recommended Action(s):</u></b>                                                                                                                            |       |             |
|    | 1. <b><u>Approve</u></b> a Loan to Kimberly Mireles in the Amount of \$40,000 for a Mobile Home Replacement Loan Under the Housing Rehabilitation Loan Program; |       |             |
|    | 2. <b><u>Authorize</u></b> the City Manager to Prepare and Execute Loan Documents as Required, Provided the Approved Loan Amount is Not Exceeded; and           |       |             |
|    | 3. <b><u>Appropriate</u></b> \$40,000 From the CDBG Housing Rehabilitation Fund.                                                                                |       |             |

## ***Redevelopment Agency Action***

### **OTHER BUSINESS:**

|    |                                                                                                                                                                                                                                                                                         |       |             |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------|
|    | <b>Time Estimate</b>                                                                                                                                                                                                                                                                    |       |             |
|    | <b>5 Minutes</b>                                                                                                                                                                                                                                                                        |       | <b>Page</b> |
| 4) | <b><u>ACQUISITION OF ESQUIVEL PROPERTY</u></b>                                                                                                                                                                                                                                          | ..... | <b>19</b>   |
|    | <b><u>Recommended Action(s):</u></b>                                                                                                                                                                                                                                                    |       |             |
|    | 1. <b><u>Authorize</u></b> the Executive Director to Execute a Purchase Agreement and any Other Related Documents With the Owner to Acquire the Property Located on West Edmundson Avenue, East of Community Park (APN 767-18-037) for \$110,000 Plus All Closing and Escrow Costs; and |       |             |
|    | 2. <b><u>Appropriate</u></b> \$115,000 from the Redevelopment Agency's Fund Balance (Fund 317).                                                                                                                                                                                         |       |             |

## ***City Council Action***

### **OTHER BUSINESS:**

|    | <b>Time Estimate</b> |                                                                                                                                                   | <b>Page</b> |
|----|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 5) | <b>5 Minutes</b>     | <b><u>SOUTH COUNTY HOUSING REHABILITATION PROJECTS</u> . . . . .</b>                                                                              | <b>29</b>   |
|    |                      | <b><u>Recommended Action(s):</u></b>                                                                                                              |             |
|    |                      | 1. <u>Approve</u> a Loan of \$117,740 to South County Housing (SCH) to<br>Rehabilitate Five Rental Housing Properties in the City;                |             |
|    |                      | 2. <u>Authorize</u> the City Manager to Prepare and Execute Loan Documents as<br>Required, Provided the Approved Loan Amount is Not Exceeded; and |             |
|    |                      | 3. <u>Appropriate</u> \$117,740 From the CDBG Housing Rehabilitation Fund.                                                                        |             |

## ***City Council Action***

|    | <b>Time Estimate</b>                  |                                                                                                                                              | <b>Page</b> |
|----|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|    | <b>Consent Calendar: 1-10 Minutes</b> |                                                                                                                                              |             |
| 6) |                                       | <b><u>APPROVAL OF SPECIAL AND REGULAR CITY COUNCIL AND SPECIAL REDEVELOPMENT<br/>AGENCY MEETING MINUTES FOR MARCH 20, 2002</u> . . . . .</b> | <b>49</b>   |

### **FUTURE AGENCY-INITIATED AGENDA ITEMS:**

This is an Opportunity for Members of the Redevelopment Agency to Request Items for Future Agendas.  
Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate  
an/or action taken on any request other than providing direction to staff to place the matter of business  
on a future agenda.

### **ADJOURNMENT**